

MINUTES

PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING THURSDAY, FEBRUARY 19, 2004 10:00 A.M. CITY HALL 4TH FLOOR – LARGE CONFERENCE ROOM

Members Present:

Hector Castro, P.E., City Engineer
Bob Dunckel, Assistant City Attorney
Tony Irvine, City Surveyor
Lois Udvardy, Planner II, substituting for Chris Barton
Kathy Connor, Parks Supervisor

Staff Present:

Peter R. Partington, Assistant City Engineer
Victor Volpi, Senior Real Estate Officer
Jim Koeth, Planner II
Maureen Barnes, Administrative Assistant I
Rafeela Persaud, Word Processing Secretary
Eileen Furedi, Clerk II

Guests Present:

Joe Beaird
Jim Buegl
Ramona Sari
Daniel Fee

Hector Castro called the meeting at 10:13 A.M. and stated that this is a Committee of City staff personnel serving as an advisory panel to the City Manager on appropriate uses of City property and right-of-way.

ITEM ONE: APPROVAL OF JANUARY 22, 2004 MINUTES

**MOTION BY BOB DUNCKEL TO APPROVE THE MINUTES. SECONDED BY TONY IRVINE.
MOTION PASSED UNANIMOUSLY.**

ITEM TWO: **VACATION/RELOCATION OF SEWER FACILITIES AT 2136 TERRACE AND 2150 N.W. 4TH STREET**

Address or General Location: 2136 Terrace and 2150 NW 4 Street

Victor Volpi introduced item stating that in order to facilitate a unified townhouse development on N.W. 23rd Avenue (Sweeting's Landings), Lennar Homes and Bob Young Builders would like a positive recommendation to relocate all of the City utilities over, across, and under lots 12 and 13, block 4, River Gardens (12-23) to a different location on those same lots as shown on the exhibit. He said that the cost to relocate all utilities would be at the expense of the applicants. Victor Volpi introduced Daniel Fee, Agent for applicant.

Tony Irvine stated that after some previous research, he could not establish the existence of all existing easements that are currently in the area, and this item would help clean up the easement records. Hector Castro said that there was a utility crossing the river into a location along the seawall and the easement further to the east would be relocated. Mr. Fee agreed.

Mr. Fee said that the previous easement was 5-foot and the drainage line was not within the easement.

Discussion followed as to the relocation of the forcemain, the development being a single-family development, Lennar Homes receiving funds from CRA.

MOTION BY TONY IRVINE TO RECOMMEND APPROVAL OF THE VACATION OF THE EXISTING EASEMENTS, AND THE DEDICATION OF THE NEW EASEMENTS TO COVER RELOCATION OF THE UTILITIES. SECONDED BY BOB DUNCKEL.

Bob Dunckel asked about fee simple ownership. Mr. Fee said that Lennar Homes and Bob Young Builders are co-owners of the lots. Bob Dunckel said that the vacation would be contingent upon getting the appropriate easement deeds from the fee simple title ownership. Victor Volpi requested a copy of the deed from Bob Young Builders.

MOTION PASSED UNANIMOUSLY.

ITEM THREE: **STAGING AREA, 1531 S.W. 21ST AVENUE**

Address or General Location: 1531 SW 21 Avenue

Victor Volpi introduced item stating that Ordinance No. C-02-13 requires that the PROW Committee review all applications for construction staging areas. He said that Ramon Sari of GLF Construction Corp., would like a positive recommendation to approve such construction staging area at 1531 S.W. 21 Avenue, as shown on the exhibit. Victor Volpi introduced Ramona Sari, Joe Beaird and Jim Bugel.

Bob Dunckel said that in regards to Ordinance C -02-13, he would like to see written records in reference to items a through d on pages 1 and 2, and would vote to defer item until the application with the criteria could be provided.

Mr. Beaird stated that it would not be a construction staging area, but instead a location for two office trailers for the construction of the tri-rail double-track project. Mr. Beaird said that no equipment

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materials would be stored in the area. Mr. Beaird said that the construction staging area would be located under I-95 in the DOT right-of-ways.

Discussion followed as to the memo from Cecelia Hollar which stated for the applicant to come before the PROW Committee, rules and regulations for a construction staging area, the PROW having any jurisdiction on this item due to it not being a construction staging area.

Bob Dunckel read through the ordinance and the applicant agreed to all items, except the signage, which Mr. Beaird agreed to place on site. Lois Udvardy said that the applicant would need to include in the narrative to the Administrative Review Committee that personnel would be working on weekends. Hector Castro said that one of the Commissioners had concerns about the construction in the River Oaks area.

Tony Irvine questioned whether this item should have been brought to the PROW Committee.

MOTION BY BOB DUNCKEL TO APPROVE LIMITING THE USE OF THE TRAILER TO OFFICE PURPOSES, NO STORAGE OF MATERIALS ON SITE, PERSONNEL TO BE LIMITED TO SEVEN IN NUMBER, WOULD HAVE TO COMPLY WITH THE SIGNAGE REQUIRED BY THE ORDINANCE.

SECONDED BY TONY IRVINE.

Bob Dunckel said that no construction vehicles, only pick up trucks would be allowed in the area.

Tony Irvine suggested that a hard dust-free parking service and driveway area be maintained.

MOTION PASSED UNANIMOUSLY.

ITEM FOUR: VACATION OF A PORTION OF N.E. 11TH AVENUE

This item was pulled at the request of the applicant, but was discussed at the request of Lois Udvardy, Planner II.

Address or General Location: NE 11 Avenue and 12 Avenue, north of Sunrise Boulevard

Lois Udvardy said that pedestrians were still using the streets and there was a desire to use the streets by the vehicles, but the neighborhood had requested and supported closure. Hector Castro stated that the closure of the streets were done as a neighborhood security measure, instead of a traffic calming measure, and were temporarily trial closures. Hector Castro said that the closures did not meet the Engineer's standards for turnaround areas.

Discussion followed as to the traffic on Sunrise Boulevard due to the street closures, other street closures, neighborhoods wanting to curtail traffic in the areas, request for vacation on the temporary road closures, pedestrian access, scheduling a workshop to look over the general neighborhood street closure policy, to revisit the ordinance process.

Meeting adjourned at 10:55 A.M.